

To see if the Town will vote to amend the Zoning Bylaw by inserting under section 3.8.2 (Accessory Use Permitted in the Office, Business, and Industrial Districts) a new subsection 3.8.2.9 as follows:

3.8.2.9 Drive-up facility in a pharmacy by special permit from the Board of Selectmen, subject to the following requirements and limitations (*for consideration*):

- One lane/window per store only.
- Only for customers with prescription drop-offs or pick-ups.
- Not for the sale of general pharmacy merchandise.
(This bullet would simply prohibit the sale of general merchandise at the window. The previous bullet would allow some general merchandise sales at the window as long as the customer has a prescription to fill. Either way, the Town would have to rely largely on the pharmacy policing itself.)
- Only on the side or rear of a building, not on the side of a building that faces a street, except where a building fronts on more than one street.
(This would eliminate the drive-thru option for the CVS at the 2A/27 intersection unless the “except” clause is included.)
- In the Kelley’s Corner and Village Districts, no parking spaces in front of the building.
- Other?

Notes:

- *With sufficient comprehensive guidance/requirements in the bylaw text a special permit may not be necessary. The more regulation there is in the text, the more perfunctory a special permit becomes.*
- *For all-new pharmacy buildings, a site plan special permit would also be required. For retrofits of existing buildings, or for drive-up window additions a site plan special permit would be triggered if the projects involves an increase in building floor area or impervious materials of more than 1200 square feet, or 500 square feet in the village districts.*
- *Signage for the drive-up window would be regulated under existing section 7.5.3 (Directional Signs – up to 2 square feet display area, 6 feet high if mounted on a building, 4 feet high if freestanding, and no illumination).*
- *Add pharmacy drive-thru sign in section 7.7.4.*
- *Drive aisle width would be regulated under existing section 6.7.4 (Interior Driveways – 14 feet wide for one-way traffic. It may be conceivable to consider the spot at the drive-up window itself as a parking space with a minimum 9-foot width to allow any drive-up window contraptions to project into the drive aisle.)*

, or take any other action relative thereto.

SUMMARY

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Direct inquiries to: Roland Bartl, Planning Director: planning@acton-ma.gov / (978) 929-6631
Selectman assigned:

Board of Selectmen:

Finance Committee:
Planning Board:

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